

**PREPARED BY AND RETURN TO:**

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-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR TRIBUTARY**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR TRIBUTARY (this “**Amendment**”) is made  
on this 11th day of May, 2022, by THREE RIVERS DEVELOPERS,  
LLC, a Delaware limited liability company (the “**Developer**”).

**RECITALS**

A. The Developer recorded that certain Declaration of Covenants,  
Conditions, and Restrictions for Tributary recorded in Official Records Book 2377, Page  
107, as amended and supplemented from time to time, in the Public Records of Nassau  
County, Florida (the “**Declaration**”);

B. Pursuant to Article XIII, Section 1 of the Declaration, prior to Turnover, the  
Developer has the right to unilaterally amend the Declaration for any purpose, except as  
prohibited by applicable law, without the joinder or consent of any Owner, the  
Association or the holder of any Mortgage;

C. Turnover has not occurred as of the date of this Amendment;

NOW, THEREFORE, the Developer hereby amends the Declaration as set forth  
herein.

Words in the text which are lined through (———) indicate deletions from the  
present text; words in the text which are double-underlined indicate additions to the  
present text.

1. The foregoing recitals are true and correct and are incorporated into and  
form a part of this Amendment. All initially capitalized terms not defined herein shall  
have the meanings set forth in the Declaration.

2. In the event there is a conflict between this Amendment and the  
Declaration, this Amendment shall control. Whenever possible, this Amendment and

the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. Article XI, Section 9(b) of the Declaration is hereby amended to add the following sentence at the end of said Section 9(b) [*SEE GOVERNING DOCUMENTS FOR COMPLETE CURRENT TEXT*]:

Notwithstanding any inconsistent or contrary provision in this Declaration, if there are any FHA, VA or USDA insured loans affecting a Lot, and only for so long as any such loans affect the Lot, any restrictions in this Declaration on renting, subleasing, or reconveyance that violate any FHA, VA or USDA requirements shall not apply to such Lot or its Owner.

4. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

5. This Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Nassau County, Florida.

[Signature on the following page.]

IN WITNESS WHEREOF, Developer has executed this Amendment on the date first stated above.

**WITNESSES:**

**"DECLARANT"**

**THREE RIVERS DEVELOPERS, LLC,**  
a Delaware limited liability company

Jessica Decker  
Print Name: Jessica Decker

By: Liam O'Reilly  
Name: LIAM O'REILLY  
Title: VICE PRESIDENT

Karine Rodriguez  
Print Name: Karine Rodriguez

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of May, 2022, by Liam O'Reilly, as vice president, of THREE RIVERS DEVELOPERS, LLC, a Delaware limited liability company, on behalf of said company. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

Karine Rodriguez  
Notary Public  
Print Name Karine Rodriguez  
My Commission Expires:

